

Conservation Commission Minutes
Wednesday, May 21, 2014
Town Hall Meeting Room, Old Town Rd.
5:30pm

Present: Members: Chair Ned Phillips, Jr., Vice Chair Fred Leeder, David Roosa, and John Hopf. Absent: Donald Littlefield, Les Slate, and Marea Mott. Also present was Administrative Assistant Teresa Chmiel for the recording of the minutes.

Call to Order

Chair Mr. Phillips, Jr., called the Special Meeting to order at 5:37p.m.

Zoning Board Advisory. Block Island Land Trust and Block Island Conservancy, Inc. Plat 5, lot 5-3 & 5-5. Application for a Special Use Permit under Section 310(E), 314(C), 318 and 410 to create a recreational area with parking for cars and bicycles, footpaths, observation platform and a stabilized, historic foundation for public recreational use.

Derek Van Lent, Van Lent Landscape Architect and William Comings presented on behalf of the Block Island Land Trust and Block Island Conservancy, Inc. The applicants are before the Commission asking for an advisory to the Zoning Board of Review for a Special Use Permit to create a recreational area. Traditionally this lot has been used for parking. The proposed change is to create education elements and to create a recreational area with parking for cars and bicycles, footpaths, observation platform and a stabilized, historic foundation for public recreational use. The structure has been removed, however, the stone foundation will remain in place, and the intention is to bring people to visit the site ocean and/or pond side.

Mr. Van Lent explained the Solviken property is owned by the Block Island Land Trust and Block Island Conservancy. The applicant submitted the following documents for discussion and review:

- Documentation on Existing Ecological Conditions
- Photographs of the site and elevations
- 200' Abutters Radius Map
- Site Improvements with Existing Topography
- Grading, Planting and Erosion Control Plan
- Administrative Subdivision Plan
- Observation Platform Framing Details
- Stabilized Foundation Wall Plans
- Hay Bale Erosion Control Details
- Permeable Paving Details

- Steel Edging Details
- Bench Design Details
- Granite Stone Compass Details
- Silt Fence Details

Mr. Phillips, Jr. expressed his concerns of the use of permeable pavers; he suggested grasses or wooden decking. The Commission was in agreement that a wooden decking would be a better choice.

Mr. Leeder made a motion, seconded by Mr. Hopf, to send a favorable advisory to the Zoning Board of Review for Block Island Land Trust and Block Island Conservancy, Inc. Plat 5, Lots 5-3 and 5-5 for an Application for a Special Use Permit under Sections 310(E), 314©, 318 and 410 to create a recreational area with parking for cars and bicycles, footpaths, observation platform and a stabilized, historic foundation for public recreational use with the provision that the permeable pavers are substituted with appropriate wooden decking.

4 Ayes (Phillips, Jr., Leeder, Hopf, and Roosa) 0 Nays
3 Absent (Littlefield, Slate, and Mott)

Adjournment.

The meeting was adjourned at 6:20pm in a motion by Mr. Leeder and seconded by Mr. Phillips, Jr.

4 Ayes (Phillips, Jr., Leeder, Hopf, and Roosa) 0 Nays
3 Absent (Littlefield, Slate, and Mott)

Respectfully submitted

Teressa L. Chmiel

Administrative Assistant Building and Land Use

Minutes approved: June 10, 2014